

FOR LEASE / SALE

Flexible Food Processing/Manufacturing/Warehouse

2465 Madrona Avenue SE, Salem OR



CONTACT

Kevin Murphy
503.221.2276 | kmurphy@kiddermathews.com



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SITE PLAN

13,000 SF shell

1,600 SF office

20' clear height

Saw-tooth daylight roof

12 grade doors total

5 - 18' drive-thru doors

3-phase 1,000 amps

Concrete block construction

4.47 acres

Zoned IG – General Industrial

Newly installed traffic signal to property

Designed by notable Portland architects Broome, Selig & Origidolf (now Boora Architects)

Originally a heavy equipment shop and rental yard for Halton

Current improvements include large cooler and ammonia based Instant Quick Freeze system

Located less than 2 miles from I-5/Kuebler and directly across from the Salem Airport

Lease Rate: \$8,450 NNN

Sale Price: \$1,695,000

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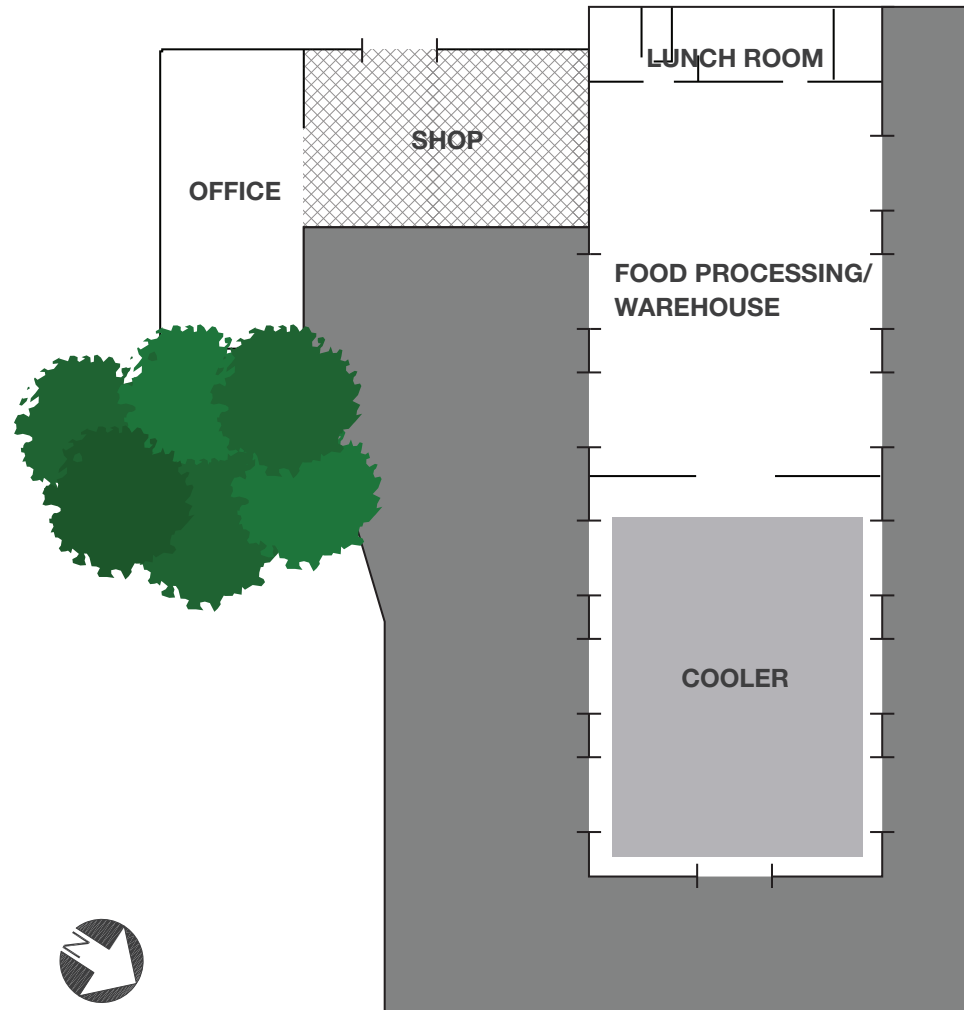
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